

**LAND USE REVIEW COMMITTEE MINUTES
TOWN OF UNITY
WEDNESDAY, MARCH 27, 2013
LOCATION: UNITY MASONIC LODGE, UNITY, MAINE**

MEMBERS PRESENT: Randy Reynolds, Jim Kenney, Jo Kenney, Tony Avilla, Nancy Zane, Mark Nickerson, Barry McCormick, Emily Newell, Don Newell, John McIntire

OBSERVERS: Charlie Porter, Chris Rossignol

RECORDER: Sherry Powell-Wilson

18:37:23 Jim Kenney: We have minutes. Have you reviewed the Minutes? Are there any changes required? May I have a motion?

18:37:33 Randy Reynolds: I motion that the Minutes be accepted as read.

18:37:37 Jim Kenney: Is that acceptable?

18:37:38 Mark Nickerson: Yes.

18:37:39 Jim Kenney: The Minutes are approved.

18:38:12 Jim Kenney: The agenda we had was to talk about the upcoming meeting and what would be said but, I had the opportunity to visit with Tony today. I have a pickup that spends as much time in his shop as it does in our driveway, and it has missed him. The tailgate fell off, and I don't think that's good. Tony, you had some thoughts you wanted to share with us?

18:38:48 Tony Avilla: Not yet.

18:38:51 Jim Kenney: Charlie, you had a thought? I saw you raise your hand.

18:38:51 Charlie Porter: This is for Shoreland Zoning when you get to it.

18:39:43 Jim Kenney: We have done the Minutes. Was there anything that you read...

18:40:04 Jim Kenney: As we left last week, the thought was at this meeting we would discuss the upcoming meeting, and you kind of led us there, so why don't you lead us now.

18:40:23 Don Newell: I think that Randy should go first. Maybe Barry if Randy can't speak. We started and they basically are communicating that this all started with trying to accommodate a new business person in the community, and looking at options with them, and we've got a committee together, we worked together very effectively and we've come to the conclusion that, in their own words, making decisions on one parcel without looking at the broad scope isn't the best way to do it, and whatever else they want to say on the subject. The byproduct of all of it was that there was a hearing held by the Planning Board, which they needed to do on the subject, and a broad discussion about the issue, and we took advantage of, Barry asked for a straw poll, and we got it, and they seemed to be pretty much in agreement not only among the Committee but, also, a pretty broad cross-section of people in the community that we really should have a hard look at our community before we start making a decision like this, and that hard look comes in the form of a Comprehensive Plan. That needs to be done by one of the people that were there in the beginning, and that next step is

to, in my opinion, is to have definition of the Comprehensive Plan. What is it all about because we are talking about significant funds and the voters will want to have an understanding of what is this anyway and why \$10,000, \$15,000, \$25,000, and I would think that John Piotti would be the appropriate one to do that. He understands it and he may be called upon to do and is preparing to do it. I had a conversation with him around noon today on that subject. He couldn't be here because he has guests coming this evening. As I mentioned before, it's very important that we have a broad discussion at the town meeting so all of us are 'un' handicapped because I don't think it is going to be productive for me to have a deputy moderator and I have to step down. I think it's important to have me lead the discussion, to run it as I always have done. So, the rest of us need to more than willing to step up and give our individual opinion, whatever that may be. That, in my opinion, is as good as we can do. We need as broad as a statement made collectively as possible.

18:43:52 Barry McCormick: I have a little different take on that, not that it's different but my thoughts were the last meeting that we had about the rezoning and what not, really to me is not the issue. To me, it's the Land Use Ordinance Committee going through the motion and getting to the point where we realized that it is triggered by the Comprehensive Plan, and that, instead of us putting all this time in, that we're better off starting fresh with possibly a new Comprehensive Plan, getting the information straight that we need to get the Land Use Ordinance done. I hate to see it mixed in with that zoning change. I just think that's a little too much for the people. That will come during the Comprehensive Plan, redoing it, if we can get the funds to do it. That might alarm people a little bit, like we're going to change the zoning in town, that's what we're going to vote on right now. I think it's more we don't want to spend our time on something that may be completely useless a year from now if they redo the Comprehensive Plan. My take on that is to redo the Comprehensive Plan to give us some guidance to do the Land Use Ordinance and, also, there was a lot of stuff that you said about grants. I think if this is going to work, we have to have the people that can talk in public. I wouldn't be opposed to having somebody take your place at some time in this conversation to give them what you said to enlighten the people. I don't think that would hurt. I just think you speak well in public and get across what we would like to say.

18:45:51 Don Newell: Which is great.

18:45:51 Barry McCormick: I don't mind doing that but when it comes to explaining the Comprehensive Plan in detail...

18:46:00 Mark Nickerson: We also need to make sure that the people know that the Comprehensive Plan that we have now is useless and expired, it is out of date and needs to be updated.

18:46:14 Randy Reynolds: Takes 12-18 months for the material for a new one to get through. You can't do it piecemeal because one you get one thing down, and you stop for a while and then what you have collected up to that date no longer viable so you have to go back and do the whole thing over, which keeps the price going up and up and up.

18:46:32 Barry McCormick: Another thing that has to be related is why are we doing this, what the purpose is, it has to be explained to the ordinary person in town. What difference will it make to have the Comprehensive Plan. We have to stress that it's the direction that the town is allowed to grow and the future of the town is dictated by this Comprehensive Plan and the Land Use Ordinance. They have to understand why it is so important to do the Comprehensive Plan because it is the future of the Town of Unity, and if we don't have guidelines and rules to go by, it's going to be a constant battle.

18:47:06 Nancy Zane: The Town of Unity is going to grow, it's inevitable even though there are people out there who wish that it would stay the same, so having that plan so folks really understand that, that 1) we really need the Comprehensive Plan so when that growth comes we can manage it in a way that meets the needs of the majority of the

folks in town, that the Comprehensive plan is going to take into account, that the people all will have the opportunity to voice their opinion.

18:47:49 Barry McCormick: That's a great point, that the townspeople are going to be encouraged to get involved.

18:47:59 Jim Kenney: (To Don) Are you comfortable with stepping down?

18:47:59 Don Newell: Here's my thinking right now. Having heard half the group here, and there's another half, and I know Jo's going to be talking, Emily is going to, Mark, and, hopefully Tony, if it goes down pretty much as it just did, starting with Barry and John talking about what a Comprehensive Plan is, what it does, and I would ask him to talk about some of the grant possibilities that wouldn't be available if we don't do it, he could talk about the historical part, here's what happened in the past as a result of having the Comp Plan because it's a little hard for anybody to answer that question in the future. We've had that question here and the answer was really fuzzy. We know it has been extremely important in the past and is likely to be in the future. I suspect as individuals in the audience and you folks raise your hand and talk about this, this is going to round out pretty well. If it doesn't and I feel that there's a hole there and I can fill it, then I will do what I have to do with the audience to get permission to go and speak. I'll line up a deputy moderator in advance so that I have somebody that can step up and take my place for that period.

18:49:37 Barry McCormick: I think we all touch a different part of the townspeople.

18:50:00 Don Newell: And you all say it a little different so it's important that all of us...

18:50:18 Jim Kenney: Your point is excellent, your point is excellent, everyone has made an excellent point here today and we can build upon that. Tony might even jump in.

18:50:36 Don Newell: I would like to hear from the others on just what your thoughts are.

18:50:40 Jo Kenney: I need to hear what other people say. My strength is to build on what someone else says. That's what I like to do. That works well, I give it a legal spin. You know what Barry, what you're saying is really important because you're speaking in a way that everybody understands. I get up and I'm talking legal issues.

18:51:07 Jim Kenney: You're speaking, you've lived it, and you've lived it. Randy, are you hearing anything that you would have a contrary thought on?

18:51:27 Randy Reynolds: There is just one thing that I was thinking of, how would it be to get the Selectmen to back us. They could stand up and say something.

18:51:37 Jim Kenney: I can give Chris and Clem a call.

18:51:43 Barry McCormick: I think they could put a spin on it, how troubling it is in the town office to deal with these issues because they don't have the tools to work with to back up anything that is going on, and that's why they assigned us to this committee.

18:53:08 John McIntire arrives.

Barry McCormick: Charlie, do you have anything to add to what we're trying to do?

18:53:22 Charlie Porter: I've been absent the last couple of weeks but I think what you're trying to do is great.

18:53:29 Jim Kenney: What you've heard here is this team has come to realize that the Land Use Ordinance cannot be changed independently. We have to tie it to the Comprehensive Plan.

18:53:51 Charlie Porter: My understanding is there are two ways to change it, do the Comprehensive Plan and take your new ordinance out of that, or you can actually do an ordinance and change the Comprehensive Plan. In other words, you can go either way.

18:54:11 Jim Kenney: The thought is to change the Comprehensive Plan takes an investment by the citizens of the Town of Unity in both money and thoughts.

18:54:22 Charlie Porter: \$20,000 roughly.

18:54:27 Jim Kenney: That's a rough number and it's not as well understood by me. \$20,000 twenty years ago is not \$20,000 today. Not even close. It's not a blank piece of paper starting from scratch.

18:55:07 John McIntire: I had a comment or two regarding the Minutes, a misquote actually, and that's about the only thing I can speak to.

18:55:27 Jim Kenney: Did it offend anyone?

18:55:27 John McIntire: Probably not. I will have to go back and look. Nobody in town anyway.

18:55:27 Jim Kenney: Okay, here is what we've had discussion around the table, part of this team's conversation at town meeting. Expecting you will be there. This is on Article 35 wherein the Town is going to be asked to authorize funding to revise the Comprehensive Plan and looking for members of this Committee to speak their opinion, either way, at town meeting but not sit through it silently. Notice we said your opinion. We're not dictating what you should say.

18:56:34 Don Newell: What you would say at town meeting? We're trying to get a feel for who is saying what.

18:56:45 John McIntire: I think I would probably express the changes that I've seen in town in the last 20 years, and I would like the organized fashion to some degree but I think we need to update this thing if we're going to continue to grow, and keep this town livable the way we have it livable. \$20,000 may sound like a lot of money. It may not cost that but I'm not anxious to up the taxes anymore but I don't think that is going to amount to a heck of a lot.

18:57:41 Jim Kenney: Five bucks a household.

18:57:46 Don Newell: It would be nice if you were a little more specific about what it is you think is the benefit of spending \$10,000 to \$20,000 on that plan and the cost benefit. The audience will be watching for that. How would you characterize that, what is the benefit in investing \$15,000 to \$20,000?

18:58:23 John McIntire: So that we don't end up looking like Benton is the first town that comes to mind. In terms of totally unplanned growth, and the other thing to my mind is obviously the way that having the Comprehensive Plan put us in line for State projects.

18:59:06 Mark Nickerson: I would like to make another point. I was patrolling this county for 28 years and I went around to all these other towns in Waldo County and a little bit of Kennebec County. I saw towns that used to be very vibrant and they just died off and all the industry left and these towns turned into basically shit holes. It is sad to see and I think that is one of the most important reasons is that we need to get this thing in line and help our town not end up dying like all the towns. Unity has stabilized and is attractive.

19:00:23 Mark Nickerson: For instance, like Freedom is just a little small town. It is nothing now and there used to be all kinds of canning factories and mills and factories.

19:00:33 Barry McCormick: Even Thorndike is dead. You've got Thorndike Auto and that's it

19:00:40 Nancy Zane: The greenhouse is closed.

19:00:47 Don Newell: I'm trying to avoid coming out and talking on that subject so I'm going to give you my thoughts. There is a reason why some of the other towns have regressed and Unity has progressed. It is based in large part on the advanced planning that the community did in '89 and '93. It was a lot of work, a lot of money spent to get our folks involved doing what we're talking about doing now -- trying to get a handle on what we want to look like in 20 years and how do we get there from here. We convinced the Town that we needed to take a hard look at ourselves, and we developed some Land Use Ordinances, the subdivision thing that we reviewed here, which is very unique to our community. It has had a very significant impact over these 20 years and now it is time to do that again. We are very fortunate to be in a place to be the hub town for thousands around us. We are the crossroads so we have a lot going for us. We planned for this. And in looking around we did pretty well but we can't rest on those laurels. We really have to redo this plan. Emily, what do you want to say?

19:02:37 Emily Newell: I don't know, I don't line right up with particularly the people of this community.

19:02:59 Jim Kenney: You made an investment in this town multifold. You have a home, you are on our fire team, you're unique in that regard. You have made an investment in this town when a lot of your generation packed up and left.

19:04:01 Jo Kenney: One thing I'm thinking is talking about our experience. When we started looking at the Statutes and reviewing the Land Use Ordinance, how we came to realize that a Comprehensive Plan is really important for this work.

19:04:35 Barry McCormick: My thought is I'm doing this for her generation, not for mine.

19:04:54 Emily Newell: What I think is most important about the Comprehensive Plan and the process of going through it is getting the voices of most of the community rather than a select group.

19:05:29 Barry McCormick: What if those of us who have an issue with talking in public wrote it down and read it? Take the pressure off a lot of people.

19:05:46 Jim Kenney: Of course.

19:05:48 Jo Kenney: You can even say that you have a prepared statement, nothing wrong with that.

19:06:08 Jim Kenney: I think we can say to you, you're going to have people support your position and you see them around this table.

19:06:23 Emily Newell: A quarter of the people who plan to go to town meeting were at the special meeting, 49 or something like that, and they all supported this.

19:06:58 Nancy Zane: I may or may not be at town meeting. My son is coming up with his girlfriend so I haven't decided what I'm going to do yet. If I write a statement, can someone read it for me?

19:08:06 Don Newell: In terms of your question, you should find somebody to read your statement, someone different.

19:09:08 Don Newell: I don't want to come off, which I do when you type all of this stuff, I sound like a no-it-all and I certainly don't. Speaking to Emily's point, that was a good point but you got over that a little too quickly. You could have rested on this, just like a wonderful musical piece, you could rested on that, listening to all the people, that is a strong enough point that it should be made as a separate point, which is, in essence, what you did.

19:10:39 Tony Avilla: One thing is I think Charlie should be part of this, not only the Selectmen because he's going to be enforcing a lot of stuff that goes on with the regulations. We should look at the foundation of this town, where it was, how it was through time. That's a big thing. I kind of left here last time a little irritated because, I talked to Jim Kenney about this today. Somebody made the comment about if we had used the word zoning, it would probably never have passed through. To me, basically, I felt it was like calling Maine people, of Unity, stupid. That bothered me because you rephrase a word it's, it's a 'sneakish' way to get something passed through. It happens every day in politics. With a small town like this, I didn't expect that. If it looks like a duck it's a duck. I felt that wasn't right. Right there, the foundation of this Comprehensive Plan was a joke, it was crooked, this is something that goes on in Rhode Island. You come in here with something and you think you can just change a word and everybody votes on it. I think the whole thing with the Comp Plan, we should look at the foundation of the town, where it started, when it started, what was here from the beginning. There is a book I've seen around town, I think I have one at home that talks about all the mills in town and all of businesses. At town meetings, maybe a quarter of the people that come in, maybe divide in to 75% and that's where a lot of stuff gets pushed through. It seems to be like a certain group that comes in which is a shame because everybody lives in town, we've got like 2,000 people. I think we need to try and get people's opinion more. Maybe send out a mailing to them.

19:14:56 Emily Newell: I think we're on the same page because the Comprehensive Plan reaches out to all those people.

19:15:15 Tony Avilla: But they don't, they don't come down.

19:15:16 Emily Newell: I don't know that we can control that but it does ask them to.

19:15:36 Jo Kenney: These two points together, your perspective of opening it up to a wider audience and then, the fact of the matter is, the Statute does require these small meetings and getting as much participation as possible. Your comments, Emily, coupled by the fact that it's a statutory requirement of the Comprehensive Plan to actually make that happen, it becomes quite a tour de force argument in support of the Comprehensive Plan along with John's discussion of what a Comprehensive Plan is, and Barry, your comments about why we're doing this to begin with.

19:16:43 Don Newell: I want to talk to Tony a little bit. I'm really concerned that you have looked at a very very tiny, point of a pin, and came away disenfranchised with the Comprehensive Plan. What I heard was that you talked about the term zoning as opposed to a Land Use Ordinance. The Comprehensive Plan is not an ordinance. The Comprehensive Plan is a very hard look at yourself and what Jo just said, and John and I both argued, when this meeting started, it shouldn't be nine or 10 people, it should be anybody who wants to come. In the Comprehensive Plan that we did in '89 and '93, we had up to 60 people. They weren't always the same 60, depending on the subject. The Comprehensive Plan is where you look at yourself and you ask people to come - what do you think. The Comprehensive Plan wasn't bogus, nobody was trying to cheat anybody or cover anything up. What came out of the Comprehensive Plan was the Land Use Ordinance. When it came out with the Land Use Ordinance, John is right, there were talks about what do we name this thing and many of the Committee said call it the zoning ordinance. I can tell you from experience, being in front of the voting population, words matter. They do. Some people will take the connotation of a word and go a long way away from the central subject, and so, it is absolutely a true statement that with zoning you conjure up some conflict in the minds of the voters that they had with other places they had been. I'm sorry you came away, because it's really important that we have you as part of this team.

19:20:57 Tony Avilla: And that's what I was saying. You've got to speak to everybody.

19:21:56 Jim Kenney: I don't think Tony was saying he would not stay.

19:22:07 John McIntire: I think that's a point that you may want to bring up, or one of us, is that a Comp Plan doesn't so much restrict where you can do things, but it reserves places for different things, it opens up spaces.

19:23:05 Jim Kenney: I'm hoping this exchange helped.

19:24:28 Barry McCormick: The reason I got involved in this, it all goes back to the Land Use Ordinance, trying to make it clearer and easier to understand. I still think it is prohibiting business from coming to town.

19:25:11 Jo Kenney: The statutes really cover a lot of this. When you think about what we're talking about, it's a growth management program.

19:29:34 Chris Rossignol arrived.

19:29:35 Jim Kenney: Chris, thank you for joining us. In your absence, you have an action item from here. You and Clem are to join the discussion at the beginning of the article to address funding for the Comprehensive Plan and then why you put it in there. It's critical that you and Clem.

19:30:06 Chris Rossignol: As far as the money or Comprehensive Plan?

19:30:10 Don Newell: I want to talk to the subject of the numbers, the turn out and that sort of thing. As the President of the Unity Area Rotary Club, I wanted to demonstrate to folks there the overall level of volunteerism in our community. I asked Charlie Schaeffer for the first six months to keep tally of the total volunteer hours of our club. I asked the members keep a tally each day and submit each week to the meeting. I don't remember the numbers but the volunteer hours per person were in the neighborhood of 20 hours a week average to a wide range of things in this community. I then asked Charlie to look at the other organizations in this community to get a handle of total volunteer hours in this community and it would be very difficult for a community in Maine to show the volunteer hours per capita

that we've got going on in the this community. The turnout and voter participation is exemplary in Unity. Our town meeting itself has more broad-based participation than any of the other towns that I have worked with.

Jim Kenney: It is something that a lot of citizens, even in Unity, are missing the message. Sitting in a seat entitled selectman we have to keep reminding the people that we don't make the decisions at the town office, it's made at town meeting. Besides the meeting on Saturday, voting for the office of selectmen takes place Friday at the town office.

19:38:33 Jim Kenney: It is tradition that the newly-elected, if it is newly elected and it doesn't happen every year, is sworn in and joined in right then and there. They are invited to be sworn in and seated. The term of office actually, I think, starts at close of Town Meeting.

19:39:32 Nancy Zane: How long is a selectman's term and do they have term limits?

19:39:40 Jim Kenney: The term of office is 3 years, but they can be selectman forever and ever. Ask Burleigh Ward. It is known as the Australian system. A selectman is elected each year so it rotates.

19:40:56 Jim Kenney: What causes people to come to Town Meeting are your voices, speaking to the people you know that haven't attended and convincing them that their presence is required.

19:41:51 John McIntire: Just call some of the people on your road.

19:41:57 Charlie Porter: You want people to come to Town Meeting? Put an article in there that all the selectmen get \$35,000 a year.

19:42:08 Don Newell: You made reference to Article 35.

19:42:23 Mark Nickerson: It's not 35, it' in the back of the book.

19:42:29 Jim Kenney: I read something wrong then. I thought it was asking for the monies. Is there an article asking for money? What is the number? Has it changed.

19:43:05 Chris Rossignol: All that needs to happen is somebody needs to bring that up at some point, amend it to whatever....

19:43:35 John McIntire: Yes, the budget committee put in for \$500....but that's up in the beginning.

19:43:50 Barry McCormick: I think somebody has to vote to amend it.

19:44:45 Jim Kenney: But we need to know the words of the Amendment.

19:44:46 Don Newell: The way the Article is written, if it is to raise or appropriate \$500, then you can't increase it.

19:44:54 Chris Rossignol: It has to do with whether it's in the Article or if it's just...

19:45:19 Barry McCormick: I thought we voted to amend the Articles in the past.

19:46:14 Jim Kenney: It depends on how the sentence is constructed.

19:46:22 Chris Rossignol: Sue said it was fine the way it is, we just have to amend it.

19:46:31 Don Newell: (Read Article 27) To see what sum, if any, the Town will vote to raise or appropriate for the Comprehensive Plan for the ensuing year. The Budget Committee recommends \$500.00, the request was for \$1,000.00 so we're going to have to do what we need to do within that Article.

19:46:55 Jim Kenney: That opens the door for a motion to amend.

19:46:59 Emily Newell: How soon should we do it, and who should do it.

19:47:02 Don Newell: Barry or Randy, whoever is going to get up first can do that because the whole conversation has changed since that Article went in so a motion to amend will put up and then I will call on our to make the motion, it will be seconded and then opened for discussion, and then you get up and say this is why we're doing this.

19:47:34 John McIntire: And what do we want to recommend that we raise this year?

19:47:46 Don Newell: \$10,000.00 is probably, in my opinion, a reasonable figure. It's going to take more than a year to do this and, so, for this first year we're not going to spend a dime that we don't need to.

19:48:18 Mark Nickerson: So, if we ask for the amendment for the \$10,000, everybody gets a vote on that right? So it could get shot down.

19:48:30 Don Newell: Then you amend this to \$7,500.

19:48:37 Mark Nickerson: I guess my only question would be, should we try to sell what we're trying to do to them before we ask for the amendment?

19:48:46 Jim Kenney: He has to open the meeting with a motion, I mean, that article with a motion, and then he opens it to discussion.

19:48:58 Don Newell: When I move, I ask for the motion to be as read because I'll read it. The Budget Committee recommends \$500.00 but the request is \$1,016.47. The floor is open for discussion but we're not talking about that so we really need to amend and say, this is not what we're talking about, we need to have a full Comprehensive Plan this year. This Article is to add money every year so when we need the Comprehensive Plan, the money is there.

19:49:40 Nancy Zane: So, when Barry gets up there, or whoever, can he at point say why we want to amend it because if he doesn't, people could vote it down right there.

19:49:57 Don Newell: He will move to amend, Randy Reynolds can second it, then the floor is open for discussion. I'll go back to Barry to be the first one to defend his motion, and then we go from there.

19:50:22 Emily Newell: Does the Town Meeting vote to activate the Comprehensive Plan committee?

19:50:31 Barry McCormick: The Selectmen can do that.

19:50:35 Jim Kenney: There is Article in there that says the Selectmen are empowered to appoint any and all committees and the members...

19:50:45 Don Newell: Up until now they had \$516 to spend.

19:50:54 Jim Kenney: That goes into an account that can be drawn from, once it's appropriated it goes into an account that can be drawn upon.

19:51:01 Don Newell: It's carried over year to year. With a lot of towns it doesn't, it goes to surplus but this account goes year to year.

19:51:06 Barry McCormick: I'm nervous about the \$10,000. Can we get it done for \$10,000.

19:51:46 John McIntire: Is that enough?

19:51:47 Jim Kenney: If we look to the period of time that we are starting this to, this could easily roll into 2014. There is also a provision in there towards the end that says the Town authorizes the Selectmen to spend up to one-sixth of the budget for the last two months in addition...

19:51:51 Don Newell: For the first two months of the year before we have a meeting.

19:51:58 Barry McCormick: I guess I have a little issue, like Tony, I don't like to lie to people. If I'm going to say \$10,000 and Sherry is taking fantastic records, a year from now we go for another \$10,000 and it will be in there that McCormick said we could do for \$10,000.

19:52:13 Don Newell: It's going to be a two-year process.

19:52:18 Barry McCormick: But we're asking for \$10,000.

19:52:19 John McIntire: For this year.

19:52:21 Randy Reynolds: Chances are it's going to run up to \$30,000. For right now we need \$10,000 to get started.

19:52:27 Barry McCormick: It needs to be worded so we're not lying to people.

19:52:33 Don Newell: One option you have is to request whatever you want, \$20,000 let's say, and that \$10,000 to be taken from taxation must be appropriated, and that \$10,000 can be taken from surplus.

18:54:32 Barry McCormick: How much money am I going to ask for?

19:54:38 Jim Kenney: Ask for the \$20,000 if that makes it right for you. If that makes it right for you. The discussion is we really don't know what it's going to cost in today's economy but we would not go over the \$20,000 this year.

19:54:55 Nancy Zane: Didn't the man from KVCOG (Joel Greenwood) say \$20,000 tops, it would be \$15,000 to \$20,000?

19:54:57 Randy Reynolds: KVCOG goes \$20,000 to \$27,000.

19:55:05 Jim Kenney: That was the young man that was asked the question on the spot without having the conversation on what the Town is looking for. That would be known in the technical terms as a WAGBE. The WAGBE is defined as wild ass guess best estimate!

19:55:27 Nancy Zane: Do we ask for \$10,000 or \$20,000 but over a 2 year period.

19:55:35 Emily Newell: It will be important for us to keep in mind that we shouldn't kick around the numbers so hard and talk about the point of it all, the importance of it....

19:55:45 Jim Kenney: Don, would you entertain the \$20,000 -- you would entertain whether Barry speaks, and then it's up to the members to defend it.

19:55:53 Barry McCormick: What I'm hearing from everybody here is this year is the key to me. We could say that we would like to amend that to appropriate \$10,000 this year to get this thing rolling, to get the Comprehensive Plan going and in line, and see what we can get done. I'm not lying to anybody because I'm not telling them it will be \$10,000.

19:56:25 John McIntire: It sounds like straight English.

19:56:32 Don Newell: Nobody here would even remotely suggest that. Jim, the question I have is I'm going to ask where is the money coming from because we have to state it. If you go to \$20,000 and you take it from taxation, then you have paid a fairly large hit in one year. This is a nonrecurring expense and so to add that to the tax base in one year is not good business planning in my opinion.

19:57:14 Jim Kenney: What's the surplus at today?

Chris Rossignol: Somewhere around \$400,000 but I'm not exactly sure.

19:57:27 Jim Kenney: Somewhere around \$400,000 which means any and all of that could come from surplus.

19:57:39 Tony Avilla: Were also building a town office, right?

19:57:46 Jim Kenney: That's going to be from financing, right? Tax monies collected but not spent. It could be appropriate that it come from surplus.

19:58:09 Don Newell: You might want to defend it and one of the way you defend it is part of the process of doing comprehensive planning and creating growth areas for everybody is that we hope to improve tax base, which would make us easier for us in the future to pay our bills and, so, these funds in surplus have been gained over last 100 years. It would be appropriate to use them in order to affect some very positive outcomes regarding taxation over the next 20 years.

19:58:52 Jim Kenney: Those funds have actually been put in the bank since Dana P. Stevenson was selectman, Andy Reed was selectman, and I was selectman. We brought it to the Town instead of borrowing money, to offer the interest percentage discount for early payment, and interest for late payment, and we stopped borrowing money. We were borrowing money big time and paying big interest. By building that surplus, the Town hasn't had to borrow money to run the Town since then.

19:59:35 Randy Reynolds: I think we should be right up front with the people and tell them we're thinking \$25,000 to \$30,000, and would like to have \$10,000 or \$20,000 this year. We should give them a top number before we're done.

19:59:57 Jim Kenney: The funding is year to year so the monies that I we think ask for this year would be \$20,000?

20:00:09 Charlie Porter: You can carry funding, carry it and spend it the next year.

20:00:25 Jim Kenney: If it is authorized to be spent. You cannot spend money that has not been authorized to be spent.

20:00:28 Don Newell: The higher that the number goes, the lower the probability this thing goes.

20:00:34 Randy Reynolds: Another thing, I already stated this earlier, if this goes more than a year, the information already collected is no longer valuable.

20:01:02 Jim Kenney: I'm not going to debate it to any great extent but that's true no matter what you do, the numbers are good today but you anticipate tomorrow. We're talking about a 20-year projection eventually in this conversation. What you have described could very well be true, but that means the book is only good for a year, they've been allowed to go longer than a year.

20:01:26 Randy Reynolds: The surveys themselves, you have to get all this information from everywhere. This is all right in the Kennebec Valley information. You gather all this information and you start putting it all together, then you get to a point where you run out of money and you have to wait another year, a lot of that information is in fact no longer viable.

20:01:59 Jim Kenney: By a year.

20:02:01 Randy Reynolds: Any time you wait. You have to go out and collect it all over again.

20:02:17 Jim Kenney: So you're saying higher than \$10,000?

20:02:21 Randy Reynolds: I'm just saying, don't stop for a year or two because that is money right out the window.

20:02:28 Don Newell: The intent is not to stop. Maybe at the next Town Meeting we can go again.

20:02:44 Reynolds: If you don't come up with an end product within a certain timeframe, 12-18 months is where they stipulate it. It used to be 18-24.

20:03:11 Chris Rossignol: My only question is, isn't this securable by Town Meeting, if the Committee thinks they're going to run out of money call a special town meeting and ask for more money?

20:03:33 Jim Kenney: You can always call a Town Meeting. To call a Town Meeting is 1) not cheap, and 2) it's not well attended. Town Meetings have generally been reserved for what is an emergency situation, special Town Meeting. Something has happened in the Town that we cannot wait until the last Saturday in March before we address it. Primarily, something that would require the authorization to spend money. I'm going to use an example, one time the landfill washed out. We had to close that landfill washout before it further deteriorated. We called a Special Town Meeting, you moderated it, and we asked for (I'm picking a number) \$35,000 to come from surplus because we had the

washout. Our citizens would not really want to tolerate a business as usual just to spend some more money. We would show up and vote but it would be hard to convince the citizens we did the right thing.

20:04:58 Don Newell: Listening to everybody, the best plan is to ask for \$20,000 and ask for it to come from surplus. We increase it to \$20,000 and that the funds come from surplus. Not all of them because you've already identified (inaudible). By doing it out of surplus, you're not hitting anybody in their tax bill, and you're making a statement is we're going to do our very best to get this plan done with \$20,000. That's 0 our plan and we're going to do everything we can to keep within those limits. We're going to use our own personal assets as much as we possibly can, and volunteers as much as we can, we're going to try and get this done for \$20,000. That quells your discomfort with not being really up front. This could cost more but we're going to make every effort to get it done and done right for \$20,000. We want to be very definitive. We don't want to have us get up and have this debate - if we do we're toast.

20:06:43 Randy Reynolds: Okay, how is this going to work?

20:06:55 Don Newell: I'm going to read the article, move and second and then it will be out for the floor or the floor is open for debate. That is when Barry gets up and says, I move to amend to increase the figure to \$20,000 taken from surplus. Somebody will second it and then the floor is open for discussion.

20:07:33 Jim Kenney: After then after the discussion, you will then move to accept the Article as amended.

20:07:46 Don Newell: Well, I'll call for the vote.

20:08:01 Mark Nickerson: I'm going to play devil's advocate. Let's say if \$20,000 gets shot down, we go to amend again?

20:08:56 Barry McCormick: I would come right back, I move for \$18,000 or I move for \$15,000, feel it out.

20:09:23 Don Newell: And that needs to come out that the reason it is being taken from surplus is it won't have an impact on your tax bill.

20:09:58 Nancy Zane: And once we have that discussion about the benefits of the Comprehensive Plan, we're hoping people will have that ah-hah moment.

20:10:10 Jim Kenney: We have a very effective moderator. We've only had to call on a threat when Hitchcock was getting quite heated in his discussion of Mr. Johnson.

20:10:38 Don Newell: No, if things are getting to a point where you leave me with no option. Just so you know, I do have the power to...people are like, you don't have the power to stop me when, unfortunately, I do. I have the duty to do it on behalf of all the people.

20:10:52 Jim Kenney: And the constable was there.

20:11:09 Don Newell: I really hate to do that.

20:11:09 Jim Kenney: It was appropriate. I think I told you that. I think you were quoted in the newspaper that you did good.

20:11:23 John McIntire: I'm curious because one of the other big things is we're asking the Town to approve the borrowing of \$250,000. Is that article before or after the Comp Plan.

20:11:45 Mark Nickerson: It's before. It's one of the first ones, it's like number four, I think.

20:11:55 Randy Reynolds: All we can do is our best.

20:11:59 John McIntire: I'm not a fan of borrowing money, the only people who win on that are the banks, and they've already won. If that shows up, my guess is the question of why don't we take at least part of that from surplus.

20:12:32 Jim Kenney: That became quite clear last year that surplus was a good solution. The amount of money this year, it's a 10-year note, \$25,000...

20:12:44 John McIntire: I agree, it's cheap. It's still an extra \$37,000 or \$32,000.

20:12:47 Don Newell: \$36,267.00 is relatively cheap.

20:12:51 Jim Kenney: That's a carton of cigarettes a month from your taxes. Let's close the meeting.

Respectfully submitted,
Sherry Powell-Wilson, Notary Public
Accepted: 04/03/13